

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132201/MO/2021

Date registered valid: 11 November 2021

Proposal: Reserved matters arising out of Outline Planning permission reference 119180/OO/2018 seeking approval of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site.

Address: 367 Wilmslow Road, Manchester, M14 6AH

Ward(s): Withington Ward

Applicant: David Feltham, Feltham Management Limited, 20 Aldwych Avenue, Rusholme, Manchester, M14 5NL

Agent (if any): Alyn Nicholls, Alyn Nicholls Chartered Town Planner, 140 Denby Lane, Upper Denby, Huddersfield, HD8 8UN

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11.02.2021

Application details

Type of application: Reserved Matters Consent

Development type: Minor Dwellings

Date of site visit: 17 December 2021

Standard consultations:

Printed: 18 November 2021

Expired: 9 December 2021

Neighbour notifications

Printed: 18 November 2021

Expired: 9 December 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application related to a two storey semi detached property with basement and roof voids currently let in 7 flats and an adjacent area of vacant land. The forecourt to the house is used exclusively for parking and there is an area of amenity space to the side and rear of the property. The adjacent land is generally unkempt and contains a number of trees the subject of a Tree Preservation Order. The land originally formed the access to some villas set back from Wilmslow Road and long since redeveloped.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

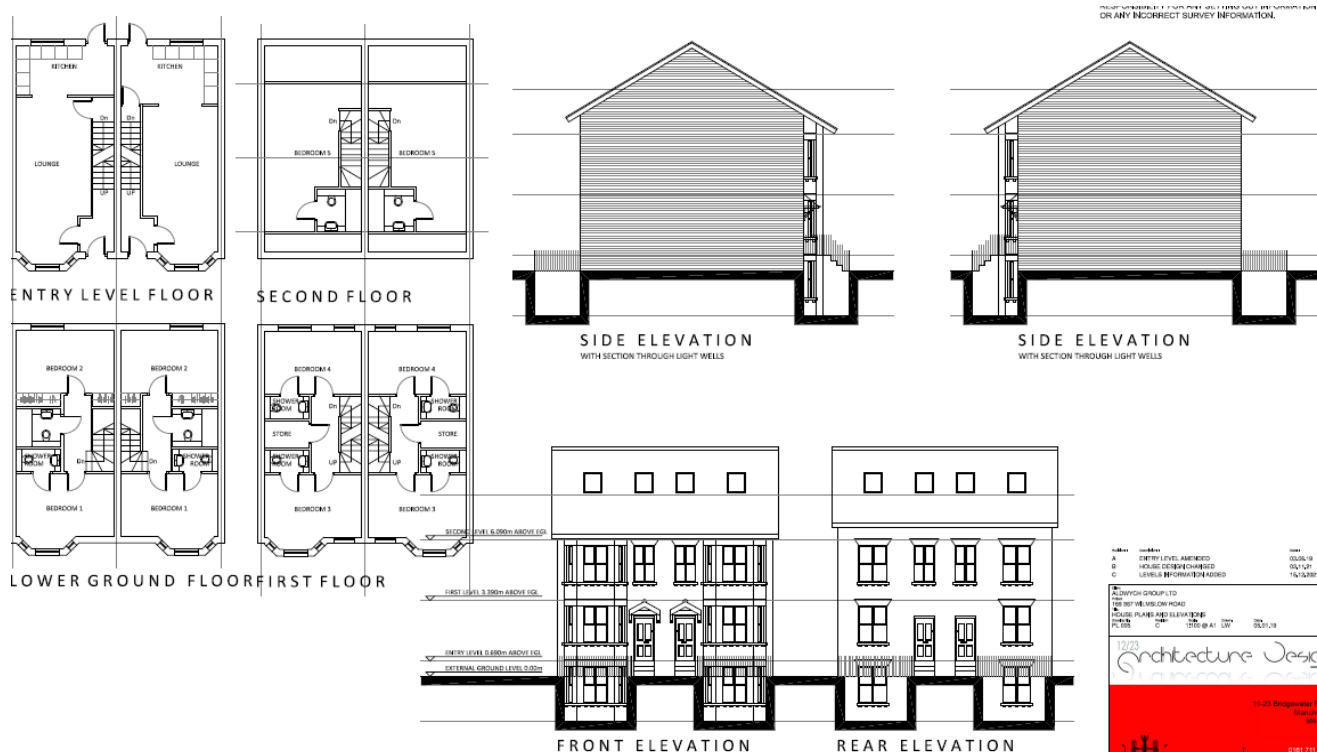
Adjoining to the north is the other half of the semi which is in the same ownership and is also converted into flats and has an extension to the side. To the east of the site is a modern four storey flat development, one block of which partially faces the site and one which is gable on to it. To the south is another modern four storey flat development which fronts Wilmslow Road. Facing the site across Wilmslow Road is an extensively extended pair of semi detached villas now in use as a hotel and a post office district sorting office.

The overall character of the area is residential.

Description of development

This is a reserved matters application seeking approval of access, appearance, landscaping, layout and scale arising out of Outline Planning Permission reference 119180/OO/2018. The reserved matters were previously granted consent under reference 122261/MO/2018 in June 2019. This application differs only in that the front elevation of the proposed houses has been changed.

It is proposed to erect a two storey with basement and loft space extension on the side of the existing property. The extension would have a rectangular footprint and be in the same vernacular as the existing building, set back from the frontage to avoid obscuring the interesting side façade of the building. The flats within the existing building would remain largely unchanged with the extension providing the additional five flats, with all of the proposed flats broadly achieving the Councils Space standards.



It is also proposed to erect a pair of two storey houses with accommodation in the basement and roof void on the land to the south of the proposed extension. The buildings would be of a traditional design of brick and tile construction and incorporating a full height bay on the front elevation. It would adopt the same building line as the main house and both properties would be provided with large rear gardens. The accommodation would provide in the basement, two bedrooms one with an en suite and a bathroom, the ground floor would comprise a large open plan living/dining/kitchen area. The first floor would comprise two bedrooms both with en-suites and a store, the second floor in the roof void would comprise a single bedroom with en suite.

The development utilises two existing accesses onto Wilmslow Road. One serves the existing car parking for the building and four new parking spaces for the flats. The second more southerly access would accommodate four spaces for the flats and two spaces at the front of the proposed houses for their use. A secure timber bins store would be located adjacent to the southern boundary of the site adjacent to a secure cycle store.

Eight of the 18 trees on the site would be retained and an area of soft communal landscaping provided at the front of the development.

Consultations & Notification Responses

Local Residents

South East Fallowfield Residents Group

Have compared the drawings submitted in respect of the initial application and those accompanying the current application and we do have reservations in respect of the proposals for the two houses:-

- i. Unfortunately there are no floor layouts or sections available for the houses for the initial, approved, outline planning application but it would appear that the current iteration is now 4 storey and includes at least two additional bedrooms in each house.
- ii. What concerns them is the design of the internal accommodation per house, one entrance / exit, single kitchen and lounge area and 5 bedrooms each with an en-suite bathroom/WC. Which suggests that the applicant is looking towards their use for HMO or Airbnb purposes.
- iii. Item 11 of the reserved matters attached to the Outline Planning Permission are very clear that “no part of the premises shall be used for any other purpose (including any other purpose in Class 3 of the Schedule of Town and Country Planning (Use Classes))”

“Reason – In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to Policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.”

The neighbourhood is already way past the tipping point and any further HMOs will potentially lead to a further deterioration in the of the quality of life and an increase in the Anti Social Behaviour that is now commonplace which will result in an increase in migration of residents away from the area.

Withington and Fallowfield Community Guardians

-Are concerned about the increased size of the two town houses and their ultimate end use. Planning permission has been granted for two x two storey town houses with three bedrooms but this application is for four storeys with five bedrooms. We fear that the end use will not be for family use. We therefore wish you to consider the problems that exist in this area due to over intensification of use of properties so that the future occupants of these houses do not add to the problems that already occur.

Highways

- It would appear from the revised plans that an existing vehicle crossover point is now proposed to be used for access to the parking to the new houses and to some of the additional parking bays for the apartments. Whilst this arrangement is acceptable in principle, it is not clear whether this access point is being widened and clarification is sought
- The parking layout for the houses is masked by landscaping details on the submitted drawing and we require that a clear plan is provided to verify that these bays comply with minimum sizes (2.4 x 4.8m) and that sufficient room for manoeuvring is provided.
- The cycle storage proposals are acceptable to Highways.
- The waste storage proposals are acceptable to Highways, and in the absence of any further information we assume that waste is collected from Wilmslow Road.
- Whilst an outline construction management plan has been submitted, we recommend that a more detailed plan be conditioned as part of any approval an

Environmental Health

The refuse storage arrangements are satisfactory. Conditions required in respect of air quality, noise insulation and a watching brief for contamination.

Conditions required in respect of acoustic insulation United Utilities

Have made comments in respect of the need to drain the site in accordance with current practices.

Flood Risk Management

The submitted drainage schemes require more work and have suggested appropriate conditions.

Cadent

Have supplied details of their infrastructure in the area and this has been passed to the applicant.

Arboriculture

- No objection to the proposed subject to BS:5837 being adhered to.
- All trees on the site should be protected by fencing which is clearly signed so there is no confusion.
- There is potential on this site for the tree roots to be destroyed by the development if we do not ensure the fencing is in place.

GMEU

GMEU was happy previously that an informative was adequate without a bat assessment, it is unlikely that the situation will have changed sufficiently to justify a report at reserved matters.

Policy

Core Strategy

The relevant core Strategy policies are SP1, DM1, H1, H6 and EN9

Policy SP1 seeks to create neighbourhoods of choice.

Policy DM1 seeks to ensure that development do not have an adverse impact on amenity.

Policy H1 emphasises the need for family houses in the south of the City.

Policy H6 Seeks to encourage the provision of family housing in the south of the City whilst directing high density development to existing centres.

Policy EN9 seeks to protect the City's green infrastructure.

Unitary Development Plan

The relevant saved UDP policy is DC1 which sets down the criteria to be considered in determining applications for extensions, including the impact on the amenity of neighbouring properties.

Guide to Development in Manchester

This Supplementary Planning Document sets down the design considerations in determining applications for new developments. The Guide requires new developments to achieve a high standard of design that is informed by and respects the character of an area.

The Guide states the Council wishes to encourage the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified urban form which blends in with, and links to, adjacent areas. Increased development density can be appropriate where it is necessary to reinforce community identity, promote a more economic use of land, increase demand for local facilities and contribute to safer, self-policed streets. However density levels must be informed by the character of an area and the specific circumstances of a proposal.

The Guide also says that properties should front streets and where practical parking should be behind the building line.

Green and Blue Infrastructure Strategy

The Strategy encourages developers to increase or improve the quality of green infrastructure as apart of development

Issues

Principle

The principle of the proposed development was established with the granting of Outline Planning Permission reference 119180/OO/2018 and reserved matters permission 122261/MO/2018.

Access

The development utilises two existing access points into the site There are no issues with this approach. A separate pedestrian access is also provided linking the proposed accommodation with Wilmslow Road via the refuse and cycle stores.

On balance the proposed access arrangements are considered acceptable.

Appearance

The proposed extension is designed to reflect, although not copy a similar extension on the other half of the semi detached property. This approach is considered to be acceptable.

The proposed houses adopt a modern/traditional approach to design not dissimilar to the approach adopted for the flats to the south of the site and on the former St John Ambulance HQ site nearby. On balance this approach is considered to be appropriate to the location.

Landscaping

Part of the site is wholly hard surfaced whilst the remainder is either lawn or overgrown. This site contains 18 trees of which 15 are located along the road frontage and the southern boundary of the site. The three remaining trees are more centrally located. Due to the tight packing of the trees a number are suppressed and this will adversely affect the development of the better specimens. In all it is proposed to retain 8 of the trees six of which are subject to the Tree Preservation Order. It is considered the removal of the trees will enable those retained to flourish.

In addition the setting of the buildings will be improved through the introduction of more soft landscaping to the frontage of the site.

Layout

The proposed site layout is considered to be acceptable, the extension mirrors the extension to the adjoining property, whilst the houses adopt the building line of the main properties and sits comfortably between the existing buildings fronting Wilmslow Road. The introduction of soft landscaping to the front and rear of the site is considered to be a positive more whilst the pedestrian route takes people past the refuse store and cycle store which are tucked away adjacent to the site boundary.

The parking has been simplified over the illustrative layout that was provided at outline stage.

On balance it is considered that the site layout is acceptable.

Scale

The proposed extension reflects the scale of the extension to the other half of the semi and reinstates a sense of balance to the two halves of the building. As part of the application process the houses have been reduced in height and given a basement. These properties relate better to the adjoining properties and do not appear over tall.

It is considered that the scale of the development is acceptable.

Parking

There are five retained spaces for the flats together with eight spaces that are either new or reworked original spaces making 13 in total. This is in line with the Councils approach to parking for residential schemes of 1 space per dwelling. There are two spaces provided for the use of the houses.

The proposed parking is in line with the Council's current practice.

Refuse

Refuse storage is considered to be acceptable there is a purpose built store for use by the residents situated on the pedestrian route out of the site.

Conditions

Condition in respect of the following issues were attached to the outline permission.

Approval of materials, parking to be available, tree protection, approval of boundary treatments, restrict of the use of the premises to C3, Removal of the pd rights for hardstandings, removal of the pd rights for extensions, secured by design and drainage.

Residential amenity

The proposed extension and houses are arranged in such a manner that the habitable windows face onto gables or are sufficiently far from other habitable room windows so as not to give rise to any privacy issues.

In terms of overbearing impact the proposed extension is closest to the car park of the flats to the rear and the houses are to the north of the new flats on the adjacent site at a point where there is a landscaped strip to the boundary. It is considered that there would not be an overbearing impact in respect of the development.

Whilst the development would result in increased comings and goings these are all directed towards Wilmslow Road a busy route at the best of times. It is not considered that the additional activity would impact on amenity.

On balance it is not considered that the development would have an unacceptable impact on the amenity of residents.

Air Quality

This was not an issue with the original outline or reserved matters application, however, this scheme includes provision for cycle parking and it is proposed to add a condition in respect of EV charging points for the new car parking spaces.

Flats

As part of the outline application the applicant demonstrated that the proposed extension could accommodate the number of flats proposed in accordance with the Council's current practice.

AirBNB

Concern has been expressed that the building could be used as AirBNB accommodation, At this time this type of accommodation is not recognised as a different type of accommodation and it is considered that a condition prohibiting such use would be unreasonable and not relevant to planning.

Conclusion

It is considered that the proposed details of the development approved in outline reference 119180/OO/2018 are acceptable and accord with Council policy.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

PL005 revision C received 15 December 2021

PL006 received 11 November 2021

PL007 revision B received 15 December 2021

PL008 revision B received 11 November 2021

PL009 revision A received 11 November 2021

PL010 revision A received 11 November 2021

PL011 received 11 November 2021

Root Protection Method Plan Revision A received 11 November 2021

Crime Avoidance Statement received 11 November 2021

Tree Report by Christians Environmental reference WR-BS-09 revision A received 11 November 2021

Provision of Bat and Bird Boxes revision A received 11 November 2021 as amended by email from agent dated 16 December 2021

Surface Water Drainage Strategy dated March 2019 received 11 November 2021

Phase 1 Site Investigation Dated January 2019 reference 001ALDWP1 received 11 November 2021

Waste Management Strategy received 11 November 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

2) The details of the approved scheme for the storage of refuse shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1

3) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policies DM1 and EN18 of the Core Strategy.

4) Notwithstanding the document "8523 Surface Water Drainage Strategy", Date: 18 March 2019, no development shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, have been submitted to and approved in writing by the Local Planning Authority.

In order to avoid/dischage the above drainage condition the following additional information has to be provided:

Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. This shall include details of any accepted build-over or diversion.

Appraisal of the proposed design flow rate to demonstrate it would be acceptable from a blockage risk perspective and that an adequate maintenance plan could be imposed to prevent blockage of the system.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This policy is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

5) No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o 24 hour emergency contact number;
- o Hours of operation;
- o Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- o Routes for construction traffic;

- o Locations for loading/unloading and storage of plant, waste and construction materials;
- o Method of preventing mud being carried onto the highway;
- o Measures to protect vulnerable road users (cyclists and pedestrians)
- o Any necessary temporary traffic management measures;
- o Arrangements for turning vehicles;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to Core Strategy policy DM1

6) All tree work including excavation and the construction of the basement within the root protection zone shall be supervised by a suitably qualified person and should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7) The measure identified in the document "Bat Box and Bird Box Provision Revision A" shall be implemented before the development hereby approved is first occupied.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy Development Plan Document

8) Notwithstanding the document "8523 Surface Water Drainage Strategy", Date: 18 March 2019, no development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details will include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This policy is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

9) a) Before the development progresses beyond damp proof Course level a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to Core Strategy policy DM1.

10) The cycle storage arrangements shown on the approved plans shall be implemented as part of the development and retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

11) Before the development hereby approved is first occupied the additional parking spaces shall be provided with Electric Vehicle charging points.

Reason - To secure a reduction in air pollution from traffic in order to protect existing and future residents from air pollution pursuant to core Strategy policies EN16, SP1 and DM1

Informatives

- 1) In order to avoid/discharge the above drainage condition the following additional information has to be provided:

Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. This shall include details of any accepted build-over or diversion.

Appraisal of the proposed design flow rate to demonstrate it would be acceptable from a blockage risk perspective and that an adequate maintenance plan could be imposed to prevent blockage of the system.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This policy is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

- 2) Whilst the development has been assessed as low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

- 3) Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

Flat 12, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
344 Wilmslow Road, Manchester, M14 6AF
Flat 2, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 3, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 1, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 6, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 7, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 8, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 4, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 5, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 9, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 11, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 10, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 2, 367 Wilmslow Road, Manchester, M14 6AH
Flat 1, 367 Wilmslow Road, Manchester, M14 6AH
Flat 16, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 14, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 11, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 9, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 6, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 8, The Lowry, 1 Whiteoak Road, Manchester, M14 6WT
Flat 6, The Lowry, 1 Whiteoak Road, Manchester, M14 6WT
Flat 3, The Lowry, 1 Whiteoak Road, Manchester, M14 6WT
Flat 18, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 15, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 13, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 11, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 8, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 6, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 3, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 1, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 4, 367 Wilmslow Road, Manchester, M14 6AH
Flat 6, 367 Wilmslow Road, Manchester, M14 6AH

Flat 7, 367 Wilmslow Road, Manchester, M14 6AH
Flat 5, 367 Wilmslow Road, Manchester, M14 6AH
Flat 3, 367 Wilmslow Road, Manchester, M14 6AH
Flat 18, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 17, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 15, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 13, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 12, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 10, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 8, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
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Flat 1, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 16, The Lowry, 1 Whiteoak Road, Manchester, M14 6WT
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Flat 5, The Lowry, 1 Whiteoak Road, Manchester, M14 6WT
Flat 4, The Lowry, 1 Whiteoak Road, Manchester, M14 6WT
Flat 2, The Lowry, 1 Whiteoak Road, Manchester, M14 6WT
Flat 1, The Lowry, 1 Whiteoak Road, Manchester, M14 6WT
Flat 17, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 16, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 14, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 12, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 10, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 9, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 7, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 5, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 4, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT
Flat 2, The Alexandra, 1 Whiteoak Road, Manchester, M14 6WT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Wilmslow Road/Egerton Road)

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH